

News and Comment of City and Suburban Real Estate Field

Material Used by Builders Centuries Ago Still Perfect

Investigation Shows Condition Is as Good To-day as When Placed Between Stones and Brick; Neither Time Nor Weather Has Destroyed Value

"Time has been considered one of the basic materials of civilization ever since it has been known that a mortar composed of lime and sand would hold stones and brick in place in buildings, enabling mankind to provide more comfortable and durable housing than the primitive skin and wattle huts," writes Cyril B. Shertzer, construction engineer, Eastern Bureau, National Lime Association.

"The oldest structural works of man, such as the pyramids and many other prehistoric works, now ruins, were built with lime mortar as the material for binding the individual structural units together.

"This mortar has resisted the ravages of the elements throughout the succeeding centuries, thus demonstrating the durability of the material. The monumental structures of Continental Europe were all constructed with lime mortar, giving further evidence as to the time-resisting value of the material, even when subjected to the severe and varying climatic conditions.

"No structural material ever used by man has shown itself to be superior to properly prepared lime mortar, prepared from lump or quick lime, as in ancient and medieval times.

Step in Civilization

"Soon after man discovered that he could build better houses by binding durable units together with lime mortar, his sense of refinement and inherent desire for order and decoration began to be awakened. He became dissatisfied with rough interiors, and so smoothed the rough surface of his structures with some of the mortar. Thus the art of plastering was born.

"The chambers of the pyramids, the ruins of Pompeii and other examples of ancient structures are plastered. At Pompeii and other ancient ruins lime plaster in many instances has resisted the ravages of time and the elements better than the surface of stone or brick to which it was applied. Many museums and private collections contain specimens of wonderful frescoes upon great slabs of lime plaster, which have found possible to remove intact from the structural surface to which it was originally applied.

"All of the remarkable examples of Greek, Roman, Byzantine, Florentine, Mediaeval and Renaissance structures were plastered with lime plaster, to which were applied the priceless works of the ancient artists either by the fresco or the 'fresco-secco' method. The remarkable preservation of these art gems as regards both color and detail is irrefutable testimony as to the durability and stability of lime plaster.

Severe Test in England

"The interesting buildings of the Elizabethan period, which were plastered both inside and outside with lime plaster, and which have resisted the climatic conditions found in England during the intervening centuries, bear further testimony as to the lasting quality of lime plaster.

"No substitute yet devised can compare with properly prepared lime plaster, as to durability, stability, cheapness and sound deadening. Lime plaster can be worked to absolutely true surfaces and angles, due to the fact that it remains plastic long enough to permit perfect working. Lime has a most remarkable sand-carrying capacity, thus making for economy. Lime plaster will dry out as rapidly as any other material, but requires slightly longer to attain the same degree of hardness. It is perfectly feasible to run three-foot lime plaster work from

Garden City Estates Homesites To Be Sold

Continuation Sale To Be Held in Brooklyn Salesroom on Wednesday Night

The continuation sale of the Garden City Estate lot auction sale will be held on Wednesday evening in the Brooklyn salesroom by Joseph P. Day on Saturday, June 25, and Monday, June 27, M. Day sold about 800 of the lots.

Discussing yesterday the prices at these sales Mr. Day said:

"Never before in my experience as an auctioneer have I known such splendidly located home building sites to sell for as little as \$100 to \$500 per lot. Some of the very best lots remain to be sold, including several blocks in Stewart Avenue."

Movie Theater to Replace Flushing Colonial Homestead

The Long Island Theatres Corporation, First National Producers, has purchased, through the Halleran agency, the property on the south side of Broadway 100 feet east of Main Street, Flushing, an old Colonial dwelling, 88x136.

The property will be improved at once with a motion picture theater from plans by Albert Swasey.

Buy Suites in La Touraine

Apartments in La Touraine, 50 Morningside Drive, have been sold on the 100 per cent cooperative ownership plan to Malcolm E. Craig, Elizabeth Gurney and James McClave through Spotts & Starr, Inc.

Woman Selected to Direct \$125,000,000 Association



Miss Ann E. Rae

Miss Ann E. Rae, of Niagara Falls, just elected president of the New York State League of Savings and Loan Associations, representing associations with resources of about \$125,000,000, is the first woman in the United States to be elevated to such a position.

Miss Rae is president of the Niagara Permanent Savings and Loan Association, an institution with resources of \$6,000,000, and an active factor in the commercial and business life of her own city. She is also a vice-president

of the United States League of Local Building and Loan Associations.

In her address accepting the presidency of the State League, she dwelt upon the great growth and importance of the cooperative savings and home building movement in the United States, pointing out that there are more than eight thousand building and loan societies in the country and that they are growing to be the chief factors in promoting systematic thrift and the ownership of independent homes.

BUILDERS WHO KNOW CONSTRUCTION

103 Park Avenue
New York City

SMITH & LEO
Incorporated

Yanks Are to Go Into Action Once More in War Zone Of France in Answer to Urgent Call for Home Builders

The Yanks are coming! will be heard again in France. This time the slogan will refer to the coming of men of peace rather than men of war. At the invitation of the French government American home builders are going to France to rehabilitate the war zone, which is still a great stretch of ruins and debris. With the exception of the roads, which have been made passable, and the frame buildings erected to house the homeless in this section, the territory is in the same condition as when the Germans retreated.

The American way of construction has impressed the French. It combines speed and efficiency, which are the factors that mean the most to the nation which wishes to reclaim as rapidly as possible this wonderfully rich agricultural section, over which the World War was fought. Two years ago a commission came here from over there to see how things were done. They visited other countries also and took note of things.

The Yanks are going to France to build hundreds and hundreds of houses similar in a general way to many small American homes.

Architecturally they will be French, as only houses of this design would fit the landscape, the traditions and customs of the country. The interior of the homes will be planned or arranged much like those in America, and they will be fitted with conveniences that are known much better to American housewives perhaps than to the women of rural France.

As a result of the wonderful demonstration made at Tourcoing, which adjoints Lille, last February, following an exhibition of small house models in Paris, construction has been started

in several sections. The experiment made at Tourcoing showed that the American system, which was then invented several years ago by Milton Dana Morrill, architect, was 40 per cent more economical than the French system.

Mr. Morrill molded the houses in cement by pouring the liquid between adjustable steel frames, that permitted every architectural detail planned by the municipal architect to be shaped in concrete.

This experiment and the merits of poured house models which Mr. Morrill had placed on exhibition in Paris won for him the Grand Prix for design and the municipal architect to be shaped in concrete.

The houses to be built by the French are to be of concrete. French homes usually are of stone, because timber in France is not plentiful, and, furthermore, because stone houses appeal best to the people.

When the Germans retreated from Cambrai, leaving it in ruins, the commanding officers remarked that they might not be able to win the war, but anyway they had set France back for fifty years. Northern France is to be rebuilt more beautiful and more prosperous than before.

Your Own Home" show are familiar with Mr. Morrill's system of poured construction.

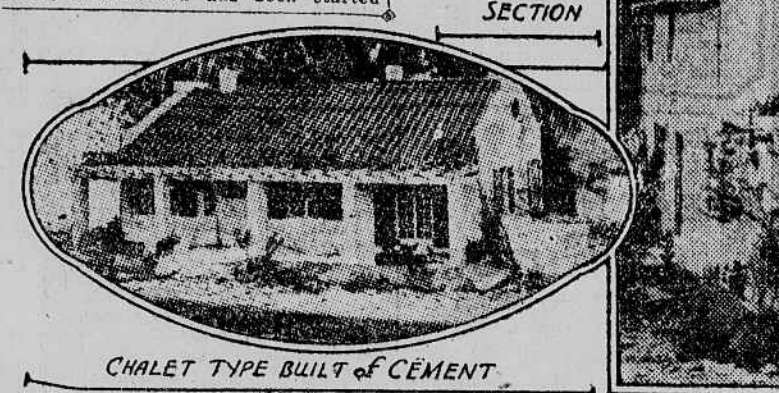
R. J. Caldwell, who is in France with Mr. Morrill, plans the construction of an entire village in the devastated section to illustrate the scope and efficiency of the poured system of construction.

The village would show how communities and cooperatives could by this simple house molding process construct their own houses and how the farmer with his own labor on the ground, leaving the brick and stone for the monumental and more complicated types of construction.

Though France has accomplished wonders in getting back to normal since she was torn to pieces by the World War, she welcomes American aid in the immense task of reconstruction.

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ATTRACTIVE TWO STORY HOUSE MANY LIKE THIS WILL BE BUILT IN BATTLE SCARRED SECTION



Home Building Leads Construction Work in Many States

\$82,982,000 Worth of Residences Under Way in Northeast Section; Indication Is for More Houses

Construction activity in May, according to figures published by the F. W. Dodge Company, was 94 per cent greater than in April. Contracts awarded in the twenty-seven Northeastern States of the country during May amounted to \$242,093,000, compared with \$220,836,000 in April.

The increase in activity would have been greater except for widespread labor troubles. In New England and throughout the Middle West, where wage disputes have been pretty general, building activity kept up during May at about the same rate as in April. Substantial increases in activity were reported in the territory along the Atlantic Coast from New York to South Carolina.

Residential building continues to lead all other classes. In May contracts for this class of construction amounted to \$82,982,000, or 34 per cent of the total. Public works and utilities amounted to \$84,999,000, or 27 per cent of the total; business buildings, \$29,494,000, or 12 per cent of the total; educational buildings \$24,462,000, or 10 per cent of the total; industrial buildings, \$20,464,000, or 8 per cent of the total.

Building activity of the first five months of the year compares very favorably with the same period of previous years. The total investment represented by building contracts from January 1 to June 1 has amounted to \$839,387,000. At the end of January activity from the first of the year to date was 6 per cent behind the average for the preceding five years; at the end of February, 11 per cent behind; at the end of March, 4 per cent behind; at the end of April, 5 per cent ahead; at the end of May, 11 per cent ahead.

The demand for new construction still continues strong. Contemplated new work was reported in May to the amount of \$462,765,000, which is 18 per cent greater than the amount reported in April.

During the first five months of the year more than two billion dollars in contemplated new work has been reported. This is considerably more than double the amount of contracts awarded and indicates the pressure of the demand for construction. It is to be hoped that the labor disputes now in evidence will be speedily adjusted, that the summer months may witness a substantial increase in activity.

Queens Chamber Sets Out to Have Place of Its Own

The Chamber of Commerce of the Borough of Queens has set its heart on having a headquarters of its own. The position which the chamber holds in the business and civic activities not only of Queens but the greater city, and the character of the men who are members of the association make obligatory such a move. A committee consisting of C. G. M. Thomas, chairman; John J. Halleran, Clarence M. Lowe, C. A. Latham and H. L. Snyder has had the matter in hand for some weeks. The reasons advanced for the chamber owning its headquarters are many.

Physician Parts With Large Estate at New Vernon

Charles Baker purchased the combined farm and country estate of Dr. Emerson C. Curry at New Vernon, comprising 114 acres of excellent farm land and is located on the south side of James Street, extending to Silver Lake. The site is improved with a modern residence and many outbuildings. Eugene V. Welsh was the broker.

New Homes in Queens Sold

The Rickert-Brown Realty Company sold to William Slader a two-story brick dwelling on Seventh Avenue, in Norwood Gardens, for \$18,000. The house contains eight rooms, two baths and garage. The same company sold to Edward Hahn a two-story and basement Colonial tapestry dwelling on Ditmars Avenue, Ardsley, for \$11,000.

Chambers St. to Lose Another Hardware Firm

Topping Brothers, 36 Years in Old Center, Give Orders for West Side Home

Topping Brothers, marine hardware jobbers, now in Chambers Street, have awarded the contract for the erection of a four-story concrete warehouse and office building at the corner of Vandam and Varick streets, which they bought recently from the Trinity Church Corporation, to the White Construction Company. The building will provide 67,000 square feet of space. The foundations and walls of the structure will be built to carry three additional stories, which the owners plan to erect later.

A feature of the structure will be a loading arrangement within the building.

Thirty-six years ago Topping Brothers came to Chambers Street. At that time, and for many years after, Chambers Street was the center of the hardware industry in New York. The crystallization of the New York and New Jersey tunnel plan and the locating of a tunnel entrance at Canal Street have influenced a number of dealers in steel and iron and allied lines to come to that neighborhood. Among the concerns now located in that section are the Crucible Steel Company, the Aborn Steel Company, the Holcomb Steel Company, Froment & Co., the Hazard Wire Rope Company, the Union Drawn Steel Company, J. D. Johnson, Niles, Bement & Pond, the Fifth Sterling Steel Company, Charles Cory, the Garvin Machine Company, Lansing & Co., and the Bell, Peter A. Fraine, W. G. W. and Wallace and the Wheeling Corrugating Company.

Garment Makers Extend Section Further West

Big Operations Reported Last Week Result of Save New York Committee Activities

The twelve and thirteen story buildings to be erected in the new garment makers' section, announced last week, is the direct result of the activities of the Save New York Committee, which is now carrying the extension of the garment center zone over toward Eighth and Ninth avenues, between Thirty-sixth and Thirty-eighth streets.

The thirteen-story building is to be erected by Aronson Brothers, one of New York's most prominent cloth and suit manufacturers, at 242 to 252 West Thirty-sixth Street between Seventh and Eighth avenues. This is the second big operation by Mr. Aronson in this neighborhood. The twelve-story building is to be erected by Zuckerman & Cohen at 205 and 271 West Thirty-eighth Street, adjoining other property recently purchased. It also marks the second operation for needle workers in the section by the same principals.

Builder Plans More Homes For White Plains Plots

William E. Morrill, Inc., sold for R. R. Grandview and Longview Avenue, White Plains, Highlands, to William Rasmussen, builder, who has started construction of two houses to be ready for fall market. Mr. Rasmussen has just finished a new house in the same location.

William E. Morrill, of William E. Morrill, Inc., purchased the Godfrey estate at North Salem, consisting of Colonial house and estate, six acres, the stucco house at 100 Chatterton Parkway, owned by Arthur G. Hayden, has been sold to William N. Ross, of Manhattan, L. I. The property was held at \$15,000.

Long Beach Building Occupied By Bank Bought by Investors

Edward J. Farrell sold for Charles L. Apfel and Joseph E. Marx, joint owners, the three-story brick building occupied by the National Bank of Long Beach, to Ralph Hirsch. The building, which is one of the best in the city, was taken subject to a lease, which the bank and its owners are located at Park Avenue and 42nd Street, opposite the railroad station. Immediately after the sale Mr. Farrell rented the corner store for his own use.

Manhattan's Largest Monolith Completed In Old Village

Concrete Building Contains 595,000 Feet Erected for Western Electric on Hudson Street Block

The largest concrete building in Manhattan has just been completed in Greenwich Village for the Western Electric Company. It contains 595,000 square feet of space, or eleven floors each a block square. Each floor contains about an acre and a half of space.

The building is not only of great proportion, but it is highly interesting because of the intensive use of machinery and electricity. It is, perhaps, the most electrically equipped structure in the country.

It is to contain workshops, display rooms, offices, warehouses, meeting rooms and many other features. The claim is made by the Western Electric Company that the building is the most up-to-the-minute warehouse, shop and office combination in the country.

Interesting Features

The big edifice occupies the block bounded by Hudson, West Houston, Greenwich and Clarkson streets, an area of 338 feet by 200 feet.

To the visitor the tenth floor undoubtedly will be the most interesting. There will be located the demonstration room, where the latest developments in electrical household devices, farm lighting apparatus and other modern equipment will be constantly on display in a conference room capable of seating an audience of more than 200, and an employees' restaurant which can serve 300 at one sitting.

A new system of under-floor distribution of the signaling telephone, power and lighting systems has been evolved by the company's engineers. It consists of a grid work of four-inch steel rods, spaced at intervals of four feet, and reaching to every corner of the floor.

Activity at Fieldston Promises New High Mark

Mrs. E. Nadelman Is to Extensively Alter the Former Percy R. Payne Home

The advancing summer season has seemingly given an impetus to transactions in the Riverside section, especially at Fieldston, where 1921 has been fair to outdo the high mark set in 1920. Two recent sales through the office of George Howe are interesting, one of these being the home of the late Percy R. Payne, president of the National City Bank. The property sold to Mrs. Nadelman comprises sixteen acres. It will be extensively remodeled and occupied by Mrs. Nadelman, whose husband is a sculptor. F. B. Roberts was the associate broker in this sale.

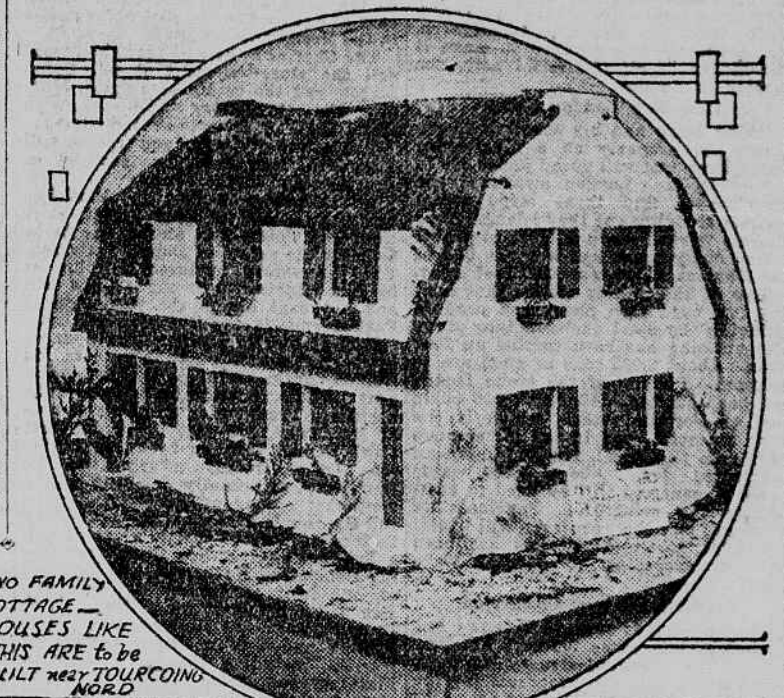
The other concerns the purchase by George Matthews Adams, writer, president of the George Matthews Adams Service, who purchased from F. O. Zenke, cotton broker, his English brick estate, corner of 24th Street and Livingston Avenue, in Fieldston. The exterior views of the house, as well as its other architectural merits, have been frequently illustrated in the magazine and the landscape setting approximates as nearly as possible the English type of home, from which the architect, James Dwight Baum, drew his inspiration.

Considerable Interest Shown In New Homes at Flushing

Much activity is reported by the Madry Realty Company in the sale of houses being erected by the concern at Flushing. The company is erecting these houses to meet the pocketbook of the moderate wage earner. Sol Katinstein, a well known builder, is president of the corporation.

Returns to Jackson Heights

Mrs. O. G. Lockwood sold her apartment at 88 Hicks Place, Jackson Heights, to George Florentino, who returns to Jackson Heights after an absence of several years abroad. Another resale is reported by Francis S. Kane, who has sold his apartment at 141 Twenty-fifth Street to George E. Eddins.



Newspaper Man Buys Home at Mountain Lakes

Arthur Wynne Acquires Remodeled Farmhouse Property on Parsippany Road

Mountain Lakes, Inc., developers of Mountain Lakes Residential Park, at Mountain Lakes, N. J., sold to Arthur Wynne, of the editorial staff of The New York American, an old ramble farmhouse of eight rooms, with garage, on the Parsippany Road, well within the limits of Mountain Lakes Park, and only a short distance from one of the lakes. The grounds, comprising almost an acre, are planted with flowers, shrubs and several varieties of fruit trees. It is understood the price was in the neighborhood of \$9,000.

J. Herms, of Brooklyn, bought a six-room servants' house on Pellard Road, on a half-acre plot, amid a grove of cut leaf brick and red cedar trees. The house includes an electric washing machine, electric vacuum cleaner, electric cooking range, electric lights and electric base plugs. The property is only a few minutes' walk from Mountain Lakes express station on the D. L. & W. R. R. It is understood the price was about \$9,000.

Bennett Estate Trustees to Sell Tracts in Yonkers

Land on Dunwoodie Heights Acquired by Late Publisher Years Ago Will Be Divided Into Homesteads

Property owned by the estate of James Gordon Bennett, formerly owner of the New York Herald, at Dunwoodie Heights, Yonkers, purchased by Mr. Bennett many years ago, will be sold at auction by order of the Guaranty Trust Company of New York and Rodman Wanamaker, trustees, by Joseph P. Day, on the premises, at 1221 Broadway, July 16. The realty comprises 92 lots in two separate tracts of land, one of which has frontages on both sides of Central Avenue (the north-south extension of Jerome Avenue) and Yonkers Avenue, which is the route of the trolley line that connects the station at Mount Vernon on the New York and Harlem division of the N. Y. C. & H. R. R. with all the transit lines that center in Getty Square, Yonkers. There is also a trolley line in Central Avenue, which connects with the Jerome Avenue subway terminal station at Woodlawn. The Empire City Race Track and the Hill View Reservoir are in the immediate vicinity of the Yonkers Avenue and Central Avenue property.

The more northerly tract of land is located almost due north of the station at Dunwoodie, on the Putnam Division of the New York Central Railroad, and almost directly opposite the Dunwoodie Golf and Country Club, which occupies one of the highest elevated sites in this section of Westchester County and Yonkers. It is in this tract, which is accessible by way of the Yonkers Avenue trolley line, have frontages in Midland Avenue, Mile Square, Roseton, Bennett, Dunstan, Brewster and Rumsey avenues, and other streets and avenues. St. Joseph's Seminary occupies a large and highly elevated tract fronting in Midland Avenue, just west of Mile Square Road. Public School 17 is located at the corner of Midland Avenue and Northfield Street, adjoining some of the lots to be sold.

The west line of the Bennett property is contiguous to the Dunwoodie Heights section of the holdings of the Valley Farm Company, in which company Mr. Bennett was heavily interested. Midland Avenue passes directly through the more southerly portion of the Valley Farm Company property, and is the principal route through this section of Yonkers north of McLean Avenue.

There are no restrictions as to the cost of houses that can be erected on the lots in these two tracts.

Houses to Accommodate Many Families Planned for 164th St.

Greenberg & Leuchtag are preparing plans for two five-story apartment houses, 150x100, on the south side of West 164th Street, 125 feet west of Broadway, for the Klein Improvement Company. The houses will be of three, four and five rooms, with twelve families on a floor. The building will cost approximately \$225,000.

Westervelt Estate To Sell Long Held New Jersey Realty

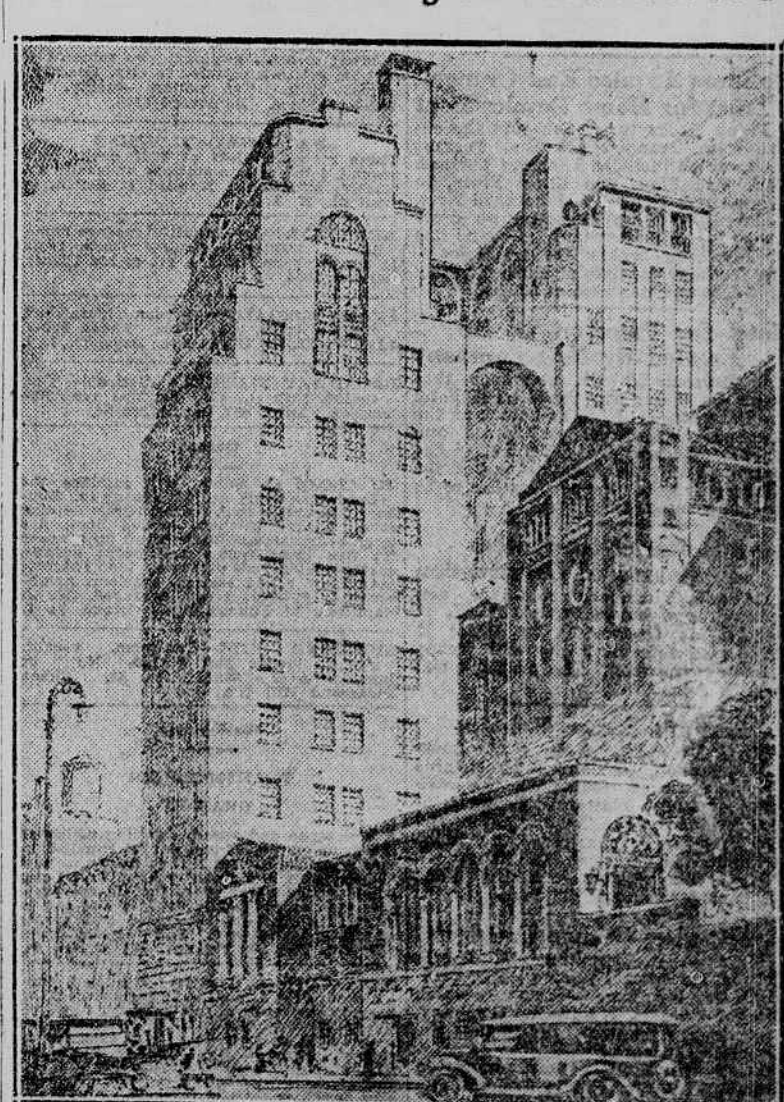
Tract in Cresskill To Be Parceled For Sale to Home Builders; 243 Building Sites in the Property

The Westervelt family has ordered the sale of property in Cresskill, N. J., which it has owned for more than half a century. The tract has been subdivided into 248 home sites and will be sold, according to Bryan L. Kennelly, who has been commissioned to sell the realty at the prices offered. The lots are in the best residential section of this attractive home town, which is three miles north of Englewood, one of the most progressive suburbs in places in the metropolitan area. The lots face on Union Avenue, Hillside Avenue and County Road, which is the highway to Nyack. The sale will be held next Saturday on the premises.

Chappaqua Estate Sold

George E. Smith Merritt sold his residence on Prospect Drive, Chappaqua, N. Y., to J. B. Kelly. It contains nearly an acre and it was held at \$18,000. Mr. Merritt has already had plans drawn for a new home on adjoining property.

Co-operative House To Be Erected for Bachelors



A cooperative apartment house for bachelors is to be erected on Fifty-first Street, in the rear of St. Bartholomew's Church and directly across from the Hotel Ambassador. It will be the first cooperative housing scheme worked out for single men. The location is well suited for an improvement of living accommodations in the city, where the building is to be twelve stories high, with many set-backs, which permits attractive floor arrangements. The suites will be of four rooms, consisting of a living room, chamber, foyer and bath. Several of the apartments will have little private roof gardens.

James Gamble Rogers, who designed the Yale Club and many college buildings and apartments, is the architect of the Embassy Chamber, a first bachelor cooperative building will be called. The apartments in the house offered for rent will bring from \$75 to about \$160 a month. These suites are expected to provide the running expense and maintenance charges on the property. Charles W. Laffer is handling the project.

Much Interest In Sale of Lots At Long Beach

Big Crowd of Bidders Gather at Seaside Resort at Auction Which Will Be Continued To-Morrow

A crowd that filled the mammoth tent and extending outside was in attendance at the auction sale of 975 lots at Long Beach, held on the premises yesterday. The sale will be continued on the premises to-morrow.

This is the second sale held this season at Long Beach by Mr. Day, the first having been held late in May, at which more than 2,000 lots were sold for a total of more than \$2,000,000 in sixteen hours of actual selling time, a record of \$250,000 worth of lots per hour, \$4,166.27 a minute and \$69.44 per second.

The Memorial Day sale and the one held yesterday and to-morrow will place 3,000 lots in all, mainly along the bay front west of the railroad station and between the yacht club and the Lido Golf Club district in new hands.

A number of finely located lots, including several blocks on the boardwalk and plots in the center of the city, have been reserved for the continuation sale to-morrow.

Government to Take Big Interest in Housing

Bill Introduced Creating Bureau in Office of the Secretary of Commerce

The housing shortage and the evils resulting from this condition have induced Senator Calver to introduce in the Senate a bill creating a division of construction and housing under the Department of Commerce. Too little attention has been given to the proper housing of the people. The war has developed the need of governmental interest in this respect. It has been political centers that home building was strictly a commercial enterprise, that though essential to the social life of the country it was of a nature that did not require government interest.

The bill provides that the bureau of construction and housing collect and disseminate such scientific, technical, practical and statistical information as may be procured, showing or tending to show appropriate methods in building, planning and construction, standardization and adaptability of structural units, including farm buildings, building materials and codes, economy in the manufacture and utilization of building materials and supplies, and such other matters as may tend to encourage, improve and cheapen construction and housing.

If this bill should become a law the division would cooperate with other governmental agencies, manufacturers, scientific, trade, civic and other organizations and with individuals and firms connected with the building industry. Bulletins containing information of value to the public on the building industry would be issued.

Old Whittaker Homestead In Flushing Is Sold

The Halleran Agency sold for Mary B. Hicks daughter of the late W. Whittaker, the old Whittaker homestead property at 329 Sanford Avenue, Flushing.

The plot has a frontage of seventy-seven feet on Sanford Avenue, and runs through to Barclay Street, with a frontage of seventy-five feet on Barclay Street and is 275 feet in depth. The house contains twelve rooms with three baths. The purchaser is Thomas F. Sindelar, designer for the Community Plate Silverware Company.